



Fort Bliss Residential Communities Initiative

February 27, 2004
RFQ #: DACA31-03-R-0003

The background features a dark blue header and footer. The main content area has a light beige background with a large, faint silhouette of a house. Four gold stars are positioned along the top edge of the house silhouette. On the left side, there are horizontal stripes in shades of gold and beige, with three gold stars positioned below them.

Project Team

Organizational Structure & Responsibilities



Offeror

**GMH/AB/Centex Military
Communities, L.L.C.**

**GMH Military
Housing, L.L.C.**

- Developer
- Community/Asset
Manager
- Equity Provider
- Renovation
Construction Mgr

**The Benham
Companies, Inc.**

- Master & Site Planning
- A & E
- Equity Provider
- Minority Partner
Construction

**Centex
Construction
Company**

- Majority Partner
Construction
- Payment &
Performance Bonding



GMH Associates, Inc.



- 19-year operating history
- \$1.5B owned and/or managed
 - 30,000 residential housing units
 - 2.2 million sf of other real estate
- 1,700 employees



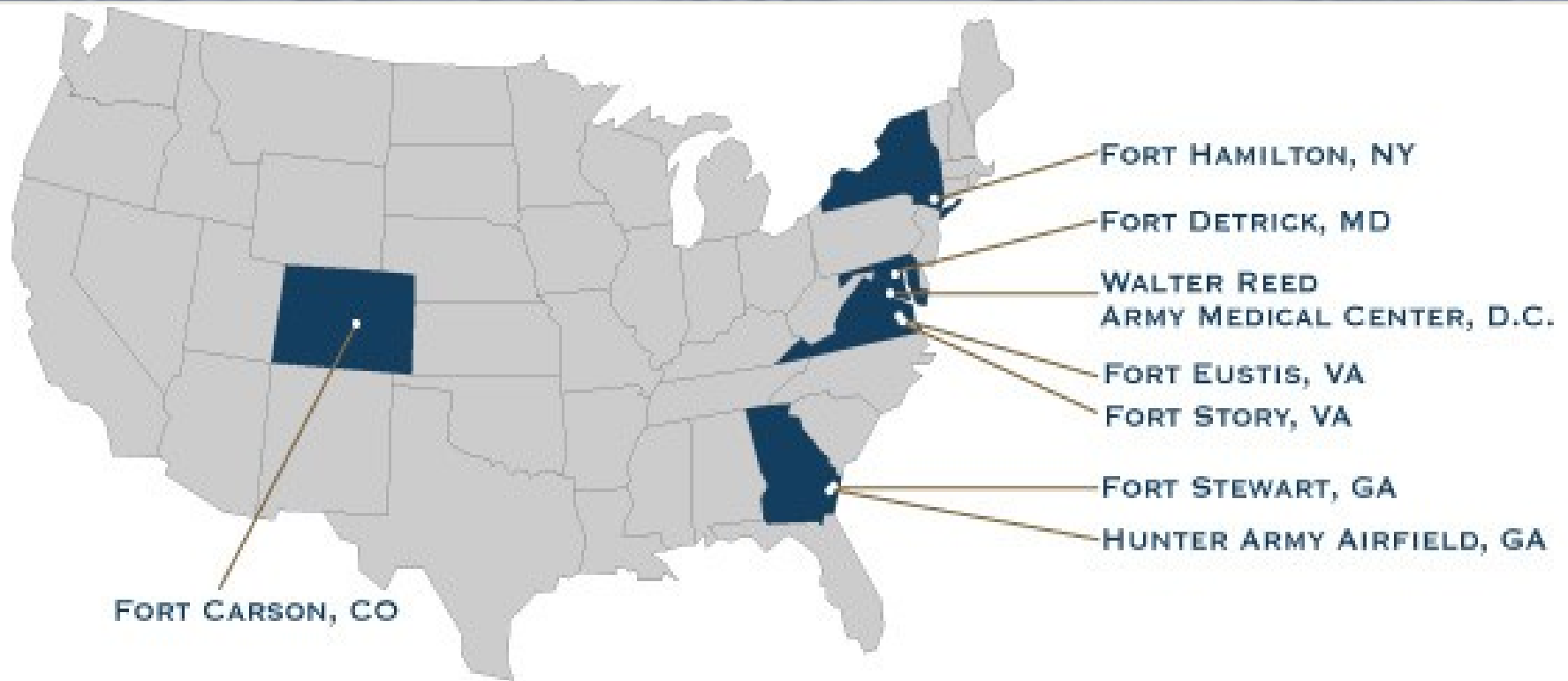
GMH Associates, Inc.



GMH Capital Partners



GMH Military Housing



Fort Carson



Fort Story



Walter Reed Army Medical Center

The Benham Companies



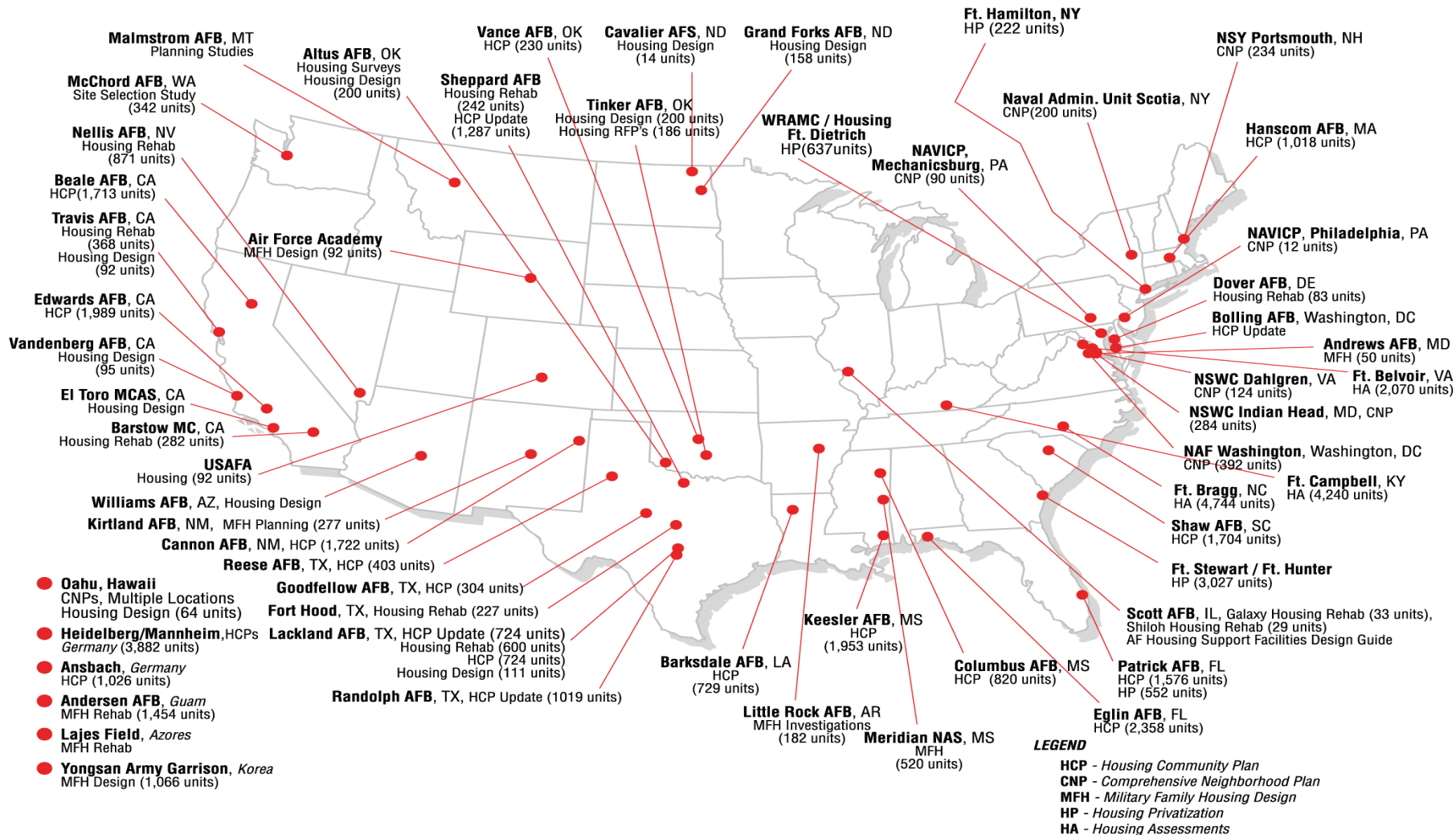
- Top 1%, ENR Magazine
- 800 U.S. Staff
- Fully Integrated A-E and *DesignBuild* Company
 - All Design Disciplines in-House
 - Environmental Engineering
 - Construction Management
- Department of Defense
- Residential Communities



The Benham Companies



Military Housing Projects



Centex Construction Company



CENTEX

Homes

Development

Finance

**Construction
Building
Materials**

**Centex
Construction
Group**

- Fortune 500 company (NYSE)
- Revenues: \$10 Billion
- Employees: 16,000 +
- Offices: 1,000 in 47 states + U.K.
- Only investment grade contractor in the U.S.



● = Centex Homes

● = Centex Construction Group



Team Experience



- Team was formed in March 2002
- Approximately 9,000 privatized units
- Includes three multi-site projects
- Proven systems in place
- Proven ability to beat established timelines
- Proven ability to execute scope promised

The background of the slide is decorated with a pattern of horizontal stripes in shades of gold and white, and several gold stars of varying sizes. A large, stylized white arrow points upwards from the bottom left towards the center of the slide. The title "Executive Overview" is centered in a white, bold, sans-serif font.

Executive Overview

Key Proposal Features



- Careful consideration given to unique challenges facing the region
 - Water conservation
 - Energy efficiencies
 - Economic development challenges
- Our solution is to lead the way
 - In full compliance with the RCI program and installation-specific requirements

The new housing communities at Fort Bliss will serve as the premier example of southwestern communities!

Key Proposal Features



Our Approach:

- Eliminate and replace all homes that are not considered to be in “good” condition or historic
 - 1,739 New Replacement Homes
- Address the needs of today, while responding to future growth as well
- Ensure that, as a minimum, all housing meets adequacy standards within six years
 - 206 Renovated Historical Homes

Key Proposal Features



Our Approach:

- Prioritize the needs of each community and address those in the worst condition first (*worst first*)
- Safe, quality, well maintained and managed homes that accommodate military family lifestyles
- Ensure that every family realize the benefits of privatization
- Ensure that families will only transition once

The prototype of the twenty-first century sustainable desert community.

Key Proposal Features



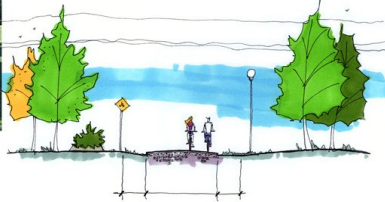
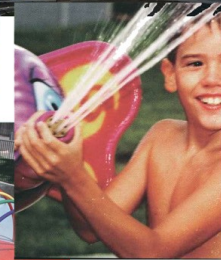
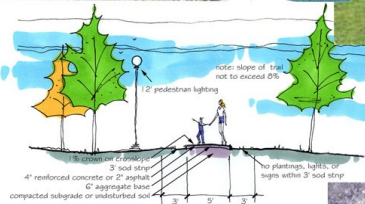
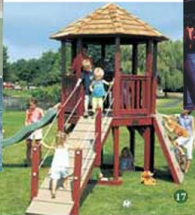
- The feeling of neighborhood and the warmth of community are at the heart of the proposed plan.
- Community Amenities tailored to this unique location
 - Family-oriented to enhance community living experience
- Includes swimming pools, community centers, parks, walking trails, bike paths, and community

Community Amenities & Facilities



NEIGHBORHOOD AMENITIES

- TOT LOTS
- WALKING TRAILS
- PLAYGROUND EQUIPMENT
- SPRAYGROUNDS
- SHADE STRUCTURES
- BICYCLE TRAILS



Your Goals are Our Goals!



1. Ensuring high-quality, safe, attractive, and affordable housing
2. Transform housing areas into planned and integrated communities
3. Provide ancillary facilities that enhance the communities
4. Provide long-term, high-quality management
5. Maintain positive relations with all stakeholders and communities
6. Provide realistic financial management, viable reserves, and acceptable return



Preliminary Project Concept

Our Vision



The Fort Bliss RCI project will achieve . . .

***. . . A superbly planned, stunningly designed,
cutting edge community***

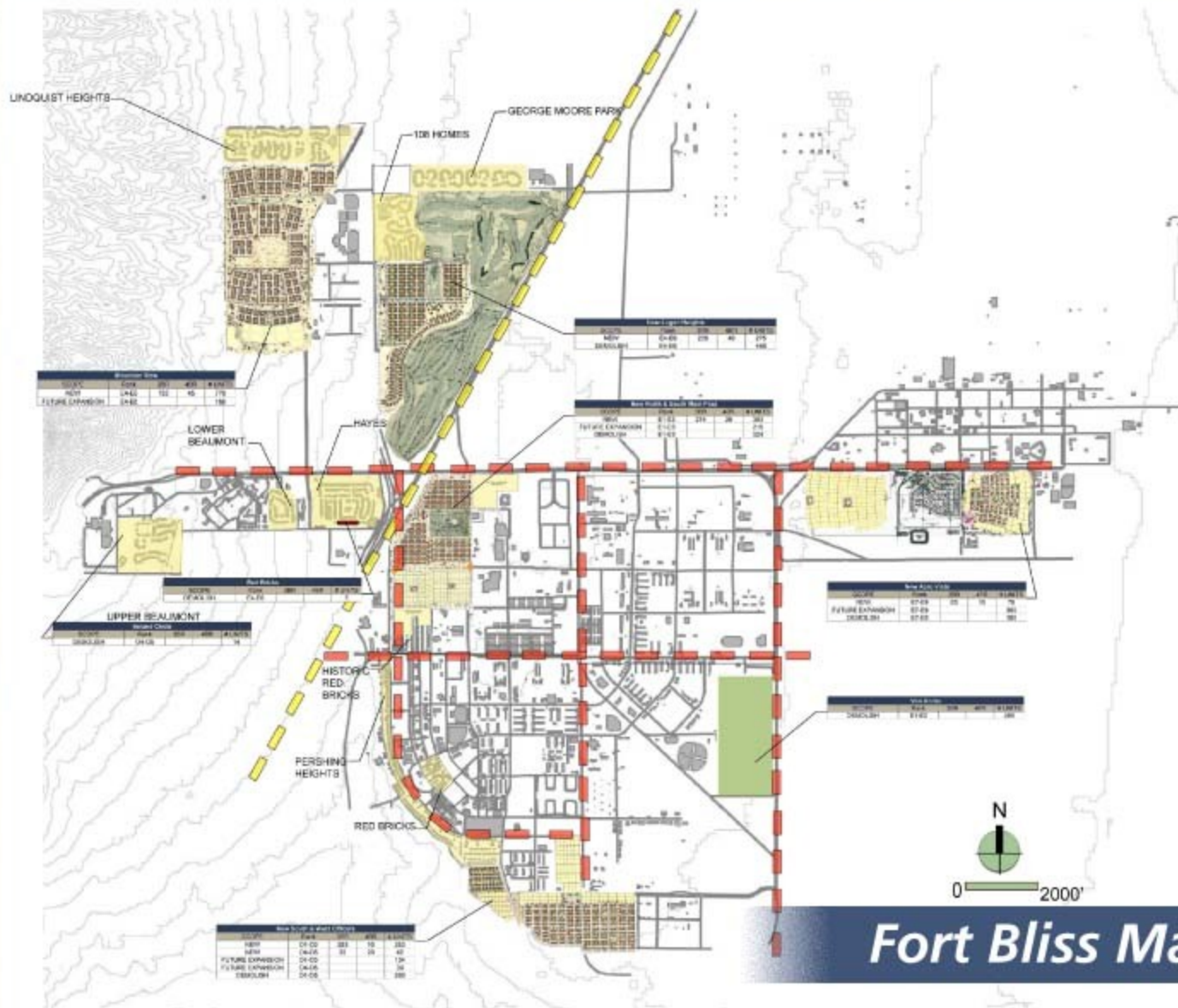
***. . . A living example of 21st century technology
sensitive to issues of energy, environment, family,
and social interaction***

. . . A delight to the senses

Planning & Design Principles



- Environmental Stewardship
- Social Interaction
- Rank Consolidation
- Historic Preservation
- Regional Design



Fort Bliss Master Plan

integrating the natural and built environment

The Land



Community Center Plan



KEY DESIGN FEATURES

- SOLAR SHADING / ORIENTATION
- EARTH BERMING
- ENERGY EFFICIENT WINDOWS
- LANDSCAPE ARCHITECTURE
- WATER COLLECTION
- SOLAR TUBES
- THERMAL MASS
- SUPER INSULATION
- FRESH AIR
- SOLAR HOT WATER
- SOLAR ELECTRIC SYSTEMS
- PHOTOVOLTAIC SOLAR PANELS
- APPROXIMATELY 8,000 SF

New Officer Community



New Junior Enlisted Community

